

PLANNING COMMISSION MINUTES

December 12, 2013

7:00 p.m. Regular Meeting

Newberg Public Safety Building

401 E. Third Street

I. CALL MEETING TO ORDER

Chair Cathy Stuhr called the meeting to order at 7:00 PM.

II. ROLL CALL

Members Present:	Cathy Stuhr, Chair	Art Smith, Vice Chair	Jason Dale
	Allyn Edwards	Matt Fortner	Gary Bliss
	Philip Smith	Sulamita Barbiyeru, student pc	

Members Absent: Mayor Bob Andrews, Ex-Officio

Staff Present:	Barton Brierley, Planning & Building Director	Steve Olson, Associate Planner
	DawnKaren Bevill, Minutes Recorder	

Others Present: Marc D. Grenz, Peggy Mangis, Warren Parrish

III. PUBLIC COMMENTS

Chair Stuhr opened and closed the public comments as no one chose to comment.

IV. CONSENT CALENDAR

Approval of November 14, 2013, Planning Commission Meeting Minutes

MOTION: Allyn Edwards/Art Smith to approve the Consent Calendar including the planning commission minutes for November 14, 2013. Motion carried (7Yes/0 No).

V. QUASI-JUDICIAL HEARINGS

1. APPLICANT:	Springbrook Investments LLC	
REQUEST:	Annexation of approximately 7.2 acres	
LOCATION:	108 S. Springbrook Road	
TAX LOT:	3221-900	
FILE NO.:	ANX-13-001	RESOLUTION NO.: 2013-304
CRITERIA:	15.250.020, 15.250.030, 15.302.030(A)3	

Chair Cathy Stuhr opened the Quasi-Judicial Hearing; read ORS 197.763; and called for abstentions, bias, ex-parte contact, or objections to jurisdiction. Commissioner Gary Bliss declared he knows the applicant and has reviewed his work in the past, but can make an unbiased decision on this application. Chair Stuhr declared she is familiar with the area as she drives by it; questions she has considered are driveway locations and sight distance. Commissioner Jason Dale declared he drives by the area on his way to work.

Mr. Steve Olson, associate planner, presented the staff report accompanied by a PowerPoint presentation (see official meeting packet for full report). Staff recommends adoption of Resolution 2013-304, recommending the city council approve the requested annexation and zone change to R-3 with a stream corridor overlay, an airport inner horizontal surface overlay, and withdraw the parcel from the Newberg Rural Fire Protection District.

Chair Stuhr opened public testimony beginning with proponents at 7:26 PM.

Mr. Marc D. Grenz, representing the applicant, stated he is aware of the development constraints on utility connections with the improvements on Springbrook Road and made himself available for questions.

Commissioner Philip Smith asked if the development will pay for the left turn lane. Mr. Grenz replied yes, they will work with city staff and determine what the proportionate share will be and if it fits in to the transportation plan. He does not envision being responsible for all of it.

Ms. Peggy Mangis is a broker representing the seller of the property. The personal representative could not be present this evening, but the heirs to the estate are in favor of this application.

Mr. Warren Parrish expressed his concern with the future use of this property and the intersection being signaled in a timely manner. He shared concern about the entrance into the property and exit onto Fernwood Road.

Mr. Barton Brierley, planning & building director, provided a revised copy of the annexation legal description in Exhibit "A" to the commission.

Mr. Marc Grenz stated the property is intended to be a multi-family project, which was the assumption used for the traffic analysis.

Commissioner Philip Smith asked about the timing of the intersection improvement and who will pay for it. Mr. Grenz stated the earliest opportunity for the voters to consider the annexation is May, 2014, assuming it is approved by the city council. Design review and construction drawings could be reviewed next July or August, 2014, at the earliest. Units could be built in early to mid-2015; about the same time as Oregon Department of Transportation has planned the stop light. Mr. Brierley stated ODOT is planning to complete the Springbrook improvements in 2016.

Chair Stuhr closed public testimony at 7:50 PM

MOTION: Philip Smith/Allyn Edwards moved to approve Resolution No. 2013-304, recommending that the city council approve the requested annexation and zone change. Motion carried (7 Yes/0 No).

Mr. Brierley distributed a list of next year priorities for the commission to consider and weigh in on.

VI. ITEMS FROM STAFF

1. Update on Council items

Mr. Brierley reported the city council reappointed planning commissioners Allyn Edwards, Matthew Fortner, and Art Smith for three more years; and approved the Transportation System Plan amendment for phase-one of the Newberg-Dundee Bypass.

2. Other reports, letters, or correspondence

Mr. Brierley stated if the planning commission continues to follow the current rotation, Commissioner Art Smith will be next in line to serve as Chair and Commissioner Bliss or Commissioner Edwards as Vice-Chair.

3. The next planning commission meeting is scheduled for Thursday, January 9, 2014.

VII. ITEMS FROM COMMISSIONERS

No items were brought forward.

VIII. ADJOURN

Chair Stuhr adjourned the meeting at 8:33 PM.

Approved by the Planning Commission on this 9th day of January, 2014.

AYES:

NO:

ABSENT:

ABSTAIN:

Planning Recording Secretary

Planning Commission Chair